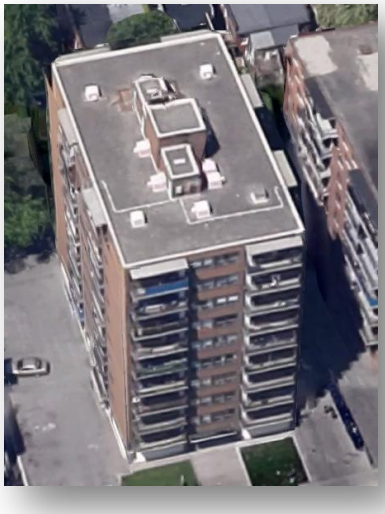
Case Study: Advanced Building Automation

Jameson Ave, Toronto



Project Overview

Multi-residential building with 78 units
Completed December 2014

Low-cost mechanical upgrades:

- Added boiler protection valves
- Created primary-secondary system
- Reduced wear to boilers
- Reduced energy output to building

Advanced building automation system & sensors:

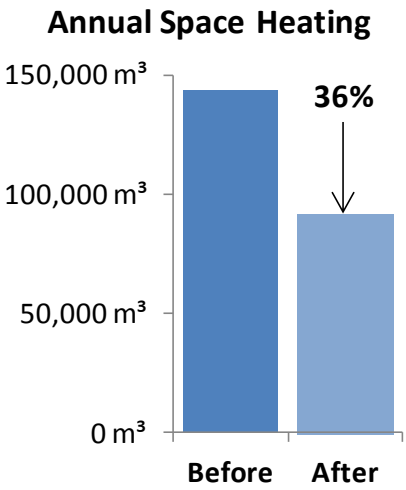
- Installed web-accessible automation system
- Intelligent boiler control algorithms
- Temperature sensors in suites and garage
- Snow sensor to control snowmelt system

***Interval Data Optimization* and *Performance Surveillance*:**

- Tracking energy use every day, every hour
- Using performance feedback to optimize energy output
- Eliminating energy waste and maximizing results

Project Results

Natural Gas Savings:	**50,000 m^3 per year (36%)**
Reduction in Utility Costs:	**$15,000 per year**
Project Cost:	$22,100
Return on Investment:	**1.5 year payback period**



Additional Benefits:

- Improved resident comfort and reduced overheating
- Reduced staff maintenance and workload
- Ongoing *Performance Surveillance* to protect savings

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